

A G E N D A

BUILDING COMMITTEE

March 30, 2005
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

April 5, 2005
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

.....

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, HARRISVILLE – State Park Grocery – Installation & Removal of Sheet Piling, Dewatering, Soil Removal/Disposal & Site Restoration
File No. 761/05014.RRD – Index No. 47418
Low Responsive Bidder: K & D Industries, Inc., Midland; \$316,817.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. FAMILY INDEPENDENCE AGENCY, ADRIAN – Adrian Training School – Installation of the Primary Underground Distribution System
File No. 431/03403.JNS – Index No. 65710
Consumers Energy Company, Jackson; CCO No. 2, Incr. \$252,835.00
3. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center
File No. 391/99210.JAN – Index No. 53086
Walbridge Aldinger Company, Detroit; CCO No. 37, Incr. \$56,198.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, OWOSSO – Former Owosso State Police Post – Environmental Remediation – Brownfield Site No. 123
File No. 761/97277.TJM – Index No. 29600
Job Site Services, Inc., Bay City; CCO No. 6, Incr. \$66,244.36
5. DEPARTMENT OF NATURAL RESOURCES, BAY COUNTY – Bay City Recreation Area – CMI Improvements
File No. 751/01497.HRB – Index No. 54270
Three Rivers Construction, Midland; CCO No. 2, Incr. \$115,818.34

ADDENDUM TO UTILITY AGREEMENT

6. DEPARTMENT OF CORRECTIONS, EASTLAKE – Oaks Correctional Facility - Addendum 1 to the existing Water/Sewer Agreement between the City of Manistee and the State of Michigan

UTILITY AGREEMENT

7. DEPARTMENT OF CORRECTIONS, JACKSON – Jackson Prison Complex - Water Agreement between the City of Jackson, Blackman Township and the State of Michigan

RECOMMENDATION FOR CONVEYANCE OF SURPLUS STATE PROPERTY

8. The Departments of Management and Budget (DMB) and Michigan State Police (MSP) recommend the sale of former MSP property located in Niles, Michigan.

Legislative Background

Public Act 436 of 2004, effective December 21, 2004, authorizes the State Administrative Board to convey the following property at not less than fair market value to the City of Niles:

The north ten (10) feet of lot seventeen (17) of Newton Place, City of Niles, Berrien County, Michigan, according to the plat thereof recorded in Liber 7 of Plats, page 41, Berrien County records.

The conveyance will be by Quit Claim deed prepared and approved by the Attorney General. Revenue received shall be deposited to the state treasury and credited to the general fund.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

9. DEPARTMENT OF STATE, IRON MOUNTAIN - Construction Change Order #1 for Lease #7667 approved by the State Administrative Board on August 7, 2001 by Item #15 between Osborne Properties, as Lessor, and the Department of State, as Lessee. This construction change order provides for replacement of the carpeting, cove base, and wall coverings; installation of chair rails; and framing of the center column. It also provides for the installation of two carrier heating units, two roof curb adapters, two economizer packages, gas piping, smoke detectors, and modification of the ductwork. These changes have been requested by the Department of State at a cost not-to-exceed \$30,695.50. The space is located at 1044 South Stephenson, Iron Mountain, Michigan 49801.
10. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, LANSING - Construction Change Order #3 for Lease #10226 approved by the State Administrative Board on July 19, 1988 by Item #2 between Victor II Partnership, as Lessor, and the Department of Labor and Economic Growth, as Lessee. This construction change order provides for the enlargement of a 3rd floor conference room, requested by the Department of Labor and Economic Growth at a cost not-to-exceed \$3,957.15. The space is located at 201 North Washington Square, Lansing, Michigan 48933.

11. DEPARTMENT OF STATE, REDFORD - Construction Change Order #1 for Lease #7153 approved by the State Administrative Board on October 19, 2004 by Item #7 between IWS Ventures LLC, as Lessor, and the Department of State, as Lessee. This construction change order provides for an additional restroom, upgrades to existing restrooms, and a new entrance lobby as requested by the Department of State at a cost not-to-exceed \$34,661.00. The space is located at 25700 Joy Road, Redford, Michigan 48239.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

12. DEPARTMENT OF STATE POLICE, WAKEFIELD - Addendum #3 to Lease #0338 approved by the State Administrative Board on June 5, 1990, Item #40, between City of Wakefield, A Municipal Corporation, 311 Sunday Lake Street, Wakefield, Michigan 49968, as Lessor, and the Department of State Police, as Lessee, for parking lot space located adjacent to the Wakefield State Police Post. This addendum provides for adding two five-year renewal options: the first through April 15, 2010, and the second through April 15, 2015, at the same rental rate and conditions. The annual rental rate is \$0.33 per year, which is consistent with the previous Lease. There are no adjustments. This addendum becomes effective upon the last state approval and continues to the termination date of the Lease, or any extension. This Lease contains a Standard 30-day cancellation. The Attorney General has approved this addendum as to legal form.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

13. DEPARTMENT OF STATE, TEMPERANCE – Renewal of Lease #10035 from June 1, 2005 through May 31, 2015 with Innovative Development Group, L.L.C., A Michigan Limited Liability Company, 118 West South Boundary, Perrysburg, Ohio 43551, as Lessor, and the Department of State, as Lessee, for 2,500 rentable square feet of office space and 104 parking spaces located at 7200 Lewis, Building “B”, Bedford Township, Temperance, Michigan. The annual rental rate per square foot for this space is \$17.50 (\$3,645.83 per month). This is a full service Lease. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
14. DEPARTMENT OF STATE POLICE, GLADWIN – Renewal of Lease #7182 from May 1, 2005 through April 30, 2010, with Mid Michigan Community Action Agency, Inc, A Non Profit Corporation, 1141 North McEwan Street, Clare, Michigan 48671, as Lessor and the Department of State Police, as Lessee, for 2,027 square feet of space for a State Police Post located at 1302 Chatterton, Gladwin. The annual rental rate per square foot for this space is \$11.10 (\$1,875.00 per month), an increase of \$4.10 per square foot from the previous Lease. This rate does not include janitorial services, snow removal from sidewalks, telecommunications, and alarm system monitoring. This Lease includes an annual adjustment for real estate taxes and operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

15. DEPARTMENT OF STATE POLICE, STERLING HEIGHTS – Renewal of Lease #7170 from March 1, 2005, through February 28, 2010 with LEDDS Enterprises, a Michigan co-partnership, 6850 Nineteen Mile Road, Sterling Heights, Michigan 48314, as Lessor and the Department of State Police, as Lessee, for 12,963 rentable square feet of office/laboratory space with 31 parking spaces located at 42800 Merrill, Sterling Heights, Michigan 48314. The annual per square foot rental rate for this space is \$15.70 (\$16,959.93 per month). This rate does not include janitorial services and supplies, heating and cooling, electricity, and trash removal. This Lease includes an annual adjustment for real estate taxes. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

STATE AS LESSOR LEASE

16. A Recommendation to the State Administrative Board to Approve Lease #11061 between the Department of Management and Budget, as Lessor, and the State Employees Credit Union, as Lessee.

Under Authority of Public Act 431 of 1984, it is hereby recommended that the State Administrative Board approve Lease #11061 for 417 square feet located at ten separate locations in the Lansing area, as listed in the Lease. The purpose of this Lease is to end a Tenant-at-Will situation for SECU ATM machines at these locations. This Lease is effective November 1, 2004 through October 31, 2009 with a monthly rental rate of \$19.81 per square foot. This Lease contains one five-year renewal option. This Lease may be cancelled by either party with thirty-days advance written notice. The Attorney General has approved this Lease as to legal form.

17. A Recommendation to the State Administrative Board to Approve Sub-Lease #10455 between the Department of Labor and Economic Growth, as Lessor, and the State Employees Credit Union, as Lessee.

Under Authority of Public Act 431 of 1984, it is hereby recommended that the State Administrative Board approve Sub-Lease #10455 for 117 square feet located at The Victor Building, 1st floor, 201 North Washington Square, Lansing, MI. The purpose of this Sub-Lease is to end a Tenant-at-Will situation for an SECU ATM machine at this location. This Sub-Lease is effective December 1, 2004 through November 30, 2009 with a monthly rental rate of \$20.90 per square foot. This Lease contains no renewal option(s). This Sub-Lease may be cancelled by either party with thirty-days advance written notice. The Attorney General has approved this Lease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

18. DEPARTMENT OF STATE, FLINT - New Lease #10751 from July 1, 2005 through June 30, 2015 with Chesterfield Industrial Corporation, a Michigan Corporation, 27322 23 Mile Road, Suite 3, Chesterfield, Michigan 48051, as Lessor and the Department of State, as Lessee for 6,620 square feet of office space located at G-5512 Fenton Road, Flint, Michigan 48507. The annual per square foot rental rate for this space is \$13.90 (\$7,668.17 per month). This is a full service Lease. This Lease contains one five-year renewal option effective July 1, 2015 through June 30, 2020. The annual per square foot rental rate for this space will be \$15.56 (\$8,583.93 per month). This space provides 75 parking spaces. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
19. South Westnedge Avenue, Suite 2200, Kalamazoo, Michigan 49008 for 4,800 square feet of office space located at 603 Romence Road, Portage, MI 49024. The annual per square foot rental rate for this space is \$14.71 (\$5,884.00 per month). This rate does not include electricity, heating and cooling, janitorial services and supplies, tubes and bulbs, telecommunications or alarm. This Lease contains annual adjustments for common area maintenance and real property taxes. This Lease contains two five-year renewal options. Effective July 1, 2010 through June 30, 2015 the annual per square foot rental rate for this space will be \$16.51 (\$6,604.00 per month). Effective July 1, 2015 through June 30, 2020 the annual per square foot rental rate for this space will be \$18.58 (\$7,432.00 per month). This space provides 75 parking spaces. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

LEASES FOR PRIVATE PROPERTY

20. DEPARTMENT OF STATE, WESTLAND - New Lease #11109 from July 1, 2005, through June 30, 2010 with Westview Associates, L.L.C, a Michigan Limited Liability Corporation, 30407 West Thirteen Mile Road, Farmington Hills, Michigan 48334, as Lessor and the Department of State, as Lessee, for 4,880 square feet of office space located at 6090 Wayne Road, Westland, Michigan 48185. The annual per square foot rental rate for this space is \$13.95 (\$5,673.00 per month). This rate does not include electricity, heating and cooling, janitorial services and supplies, trash removal, and telecommunications. This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form.